

**WILLIAMSBURG
ARCHITECTURAL REVIEW BOARD MINUTES
Tuesday, November 12, 2002**

CALL TO ORDER AND ATTENDANCE

The regular semimonthly Architectural Review Board meeting was held on Tuesday, November 12, 2002, at 6:30 p.m. in the third Floor Conference Room of the Municipal Building.

Chairman Williams called the meeting to order. Present in addition to Mr. Williams were Board members Ms. Williams, Mr. Freiling, Mr. Sandbeck, Mr. Brendel, Mr. Walker, and Mr. Spence. Also present were Zoning Administrator Murphy and Zoning Officer Beck.

CONSENT AGENDA

Mr. Brendel motioned to approve the consent agenda as presented.

ARB#108-02 Lake/303 Capitol Landing Road – Addition to dwelling – Approved.

ARB #109-02 Pons/614 College Terrace – Addition to single-family dwelling- Approved.

ARB

SIGN #42-02 The Feathered Nest/110 Bacon Avenue – Building mounted sign – Approved.

ARB #23-02 Sheppard/Three Wildwood Lane – New Single-Family Dwelling (revise exterior elevations) – Approved.

Recorded vote on the motion:

Aye: Ms. Williams, Mr. Freiling, Mr. Sandbeck, Mr. Williams, Mr. Brendel, Mr. Walker, and Mr. Spence.

Nay: None.

Absent: None.

Abstain: Mr. Spence (ARB# 108-02)

CORRIDOR PROTECTION DISTRICT

ARB #106-02 Wyndham Plantation/Zelkova Road – Exterior Change (vinyl handrails)

Steven Valdivieso, Vice President of Lifestyle Homes at Wyndam Plantation, LLC, presented a proposal to install vinyl handrails on the front elevations of the condominium project instead of wooden handrails as previously approved by the Board. Mr. Valdivieso stated the following:

- Vinyl handrails were installed on the new model home recently for the Board's review.

- Vinyl handrails are proposed due to complaints from homeowners that the wood railings were splintering, cracking, peeling and warping.
- Vinyl handrails are low maintenance and do not splinter, warp, or crack.
- Cost is not a factor, because vinyl railings are double the cost of wood rails.
- The proposed vinyl railings are only available in two colors, white and beige. The white vinyl railings were chosen because they match the white vinyl garage doors and windows better than the beige vinyl railings.
- Vinyl handrails would be installed on new units only, i.e., they would not replace wooden handrails installed on the existing units.
- One group of condos used as models were equipped with wrought iron railings. Therefore, vinyl railings would be the third variety of railings in the complex.

A general discussion followed with the Board expressing its concern for consistency throughout the complex. Mr. Williams asked the applicant what type of wood was being used for the railings? Mr. Valdivieso noted the posts were constructed of salt treated pine with fir rails. The Board suggested a better grade of wood could be used for the railings such as cedar to reduce the amount of splitting, cracking and peeling.

Mr. Williams opened the meeting to anyone in the audience who had questions or wanted to make a statement concerning this application.

Linda Miller, 345 Zelkova Road stated that she and other owners were under the impression that wrought iron rails would be installed on their units based on their contracts with the developer. She also noted that non-treated lumber was used for the railings. The Board noted that a contract issue between owners and the developer was a legal matter and advised her to seek legal counsel.

Gray Miller, 345 Zelkova Road presented the Board with a petition containing 24 signatures of residents at Wyndham Plantation who were against the use of white vinyl railings citing the following concerns:

- The white vinyl railings were not uniform with the wood railings that had been installed on the majority of the units and painted to match the trim on the buildings. He noted that the original building had wrought iron railings.
- The white vinyl railings detracted from the appearance of the units and would devalue their property.
- They do not want to pay to have their cream color railings painted white.

George Austin, 469 Zelkova Road stated he owns a unit with wrought iron rails, likes them, and is opposed to the use of white vinyl railings on the front of the units.

Cathy Short, 432 Zelkova Road stated the railings have been painted 2-3 times due to water damage on the railings. She noted that water damage could be reduced if everyone installed gutters that were previously approved by the Board on their building.

Mr. Williams motioned to deny application ARB# 106-02 because the material is not consistent with the other units in the development.

Recorded vote on the motion:

Aye: Ms. Williams, Mr. Freiling, Mr. Sandbeck, Mr. Williams, Mr. Brendel,
Mr. Walker, and Mr. Spence.
Nay: None.
Absent: None.
Abstain: None.

ARB

SIGN #41-02 Systems Plus Computers/1001-A Richmond Road – Free Standing Sign

Jason Hill and Olin Green were present to discuss their proposal to reface the existing three square foot panel of the 12 square foot sign with either a black background with white lettering (Option A) or white background with black lettering (Option B).

Mr. Walker motioned to approve ARB SIGN #41-02 with a white background and black lettering (Option B) which is consistent with other signage on the property.

Recorded vote on the motion:

Aye: Ms. Williams, Mr. Freiling, Mr. Sandbeck, Mr. Williams, Mr. Brendel,
Mr. Walker, and Mr. Spence.
Nay: None.
Absent: None.
Abstain: None.

Minutes of October 22, 2002 meeting.

The minutes were approved as presented.

There being no further business, the meeting was adjourned at 7:15 pm.

Jason Beck
Zoning Officer